

OWNER/APPLICANT

LAND OWNER: TOWN OF EASTON
8940 GLEBE PARK DRIVE
EASTON, MARYLAND 21601
DEED: 478/433

APPLICANT: TALBOT COUNTY - EASTON NEWMAN FIELD AIRPORT
29137 NEWMAN ROAD
EASTON, MARYLAND
DEED: 743/685

FOREST CONSERVATION PLAN NARRATIVE

THE TALBOT COUNTY, MARYLAND EASTON AIRPORT-NEWMAN FIELD (HEREINAFTER REFERRED TO AS THE "AIRPORT") INTENDS TO COMPLY WITH FEDERAL AVIATION ADMINISTRATION (FAA) REQUIREMENTS OUTLINED IN 14 CFR PART 77, SAFE, EFFICIENT USE, AND PRESERVATION OF THE NAVIGABLE AIRSPACE, AND FAA ADVISORY CIRCULAR 150/5300-13A, AIRPORT DESIGN, AND AS REQUIRED THEREIN, PROPOSES TO REMOVE OBSTRUCTIONS (TREES) TO THE 14 CODE OF FEDERAL REGULATIONS (CFR) PART 77 IMAGINARY SURFACES APPLICABLE TO RUNWAY 4-22. THE REMOVAL IS REQUIRED IN ORDER TO PROTECT PUBLIC SAFETY AND PRESERVE THE EXISTING PUBLISHED ARRIVAL AND DEPARTURE PROCEDURES FOR RUNWAY 4-22.

THE PURPOSE OF THE FCP IS TO EVALUATE AND QUANTIFY THE IMPACTS OF THIS TREE REMOVAL ON EXISTING FOREST ON THE SUBJECT PROPERTY; AND BASED ON THE REQUIRED TREE REMOVAL, TO ANALYZE AND DETERMINE AFFORESTATION OR REFORESTATION MITIGATION REQUIREMENTS OF THE TOWN OF EASTON FOREST CONSERVATION ORDINANCE. THIS FCP DETAILS WHERE TREE/FOREST REMOVAL SHALL OCCUR AND PROVIDES A LIMITED SUMMARY OF THE CLEARING METHODOLOGY TO ACCOMPLISH THIS WORK. REQUIREMENTS AND SPECIFICATIONS FOR TREE/FOREST REMOVAL, CONTRACTOR ACCESS, SEDIMENT AND EROSION CONTROL, POST CLEARING GROUND STABILIZATION AND OTHER INFORMATION SPECIFYING "HOW" THE TREE/FOREST REMOVAL SHALL OCCUR IS FOUND IN A PLAN SET ENTITLED, THE EASTON/NEWMAN FIELD, EASTON, MARYLAND, RUNWAY 4-22 OBSTRUCTION REMOVAL PLANS, SPECIFICATIONS AND BID DOCUMENTS, DATED MAY 2014, PREPARED BY URS CORPORATION, HEREINAFTER REFERRED TO AS "OBSTRUCTION REMOVAL PLAN" AND HEREBY INCLUDED AS A PART OF THIS FCP BY REFERENCE. WHERE CONFLICTS EXIST BETWEEN THIS FCP AND THE AFOREMENTIONED DOCUMENT, THE STRICTER REQUIREMENT SHALL APPLY.

MISTLETOE HALL FARM IS CURRENTLY UNDEVELOPED. IT HAS DEVELOPMENT CONSTRAINTS RELATED TO TWO STREAMS, ADJOINING WETLANDS AND AN EXPANDED 100' NON-TIDAL WETLAND BUFFER. THE TOWN OF EASTON, OWNER OF THE PROPERTY, INTENDS DEVELOPMENT OF AT LEAST PORTIONS OF THIS PROPERTY IN THE FORESEEABLE FUTURE. THE PROPERTY HAS SUFFICIENT FOREST THAT CAN BE PROTECTED SO THAT THE AIRPORT OBSTRUCTION/TREE REMOVAL WERE NOT REQUIRED, THE TOWN COULD DEVELOP THE NON-FORESTED PORTIONS OF THE PROPERTY LEAVING MOST OF THE EXISTING FOREST SUFFICIENT FOR FOREST CONSERVATION COMPLIANCE. THIS FCP ADDRESSES THE AIRPORT CLEARING, BUT FACTORS IN THE TOWN'S UNDERLYING ABILITY TO OTHERWISE DEVELOP THE PROPERTY WITHOUT AFFORESTATION OR REFORESTATION, AND PROPOSES ADDITIONAL MITIGATION GREATER THAN THAT NEEDED FOR THE AIRPORT CLEARING ALONE SO THAT THE TOWN'S INTERESTS AND DEVELOPMENT POTENTIAL ARE SUSTAINED.

SUMMARY OF FOREST CONSERVATION REQUIREMENTS:

1. TOTAL TRACT	=	83.67 ACRES
2. NET TRACT	=	83.67 ACRES
3. EXISTING FOREST	=	19.92 ACRES
4. AIRPORT WETLAND MITIGATION PER MDE PERMIT AND CONSIDERED FOREST	=	0.43 ACRES
5. TOTAL FOREST	=	20.35 ACRES
6. BREAK-EVEN POINT (MINIMUM, FOREST RETENTION TO AVOID ANY REFORESTATION MITIGATION)	=	14.11 ACRES
7. CLEARING REQUIRED/PROPOSED BY AIRPORT	=	5.43 ACRES
8. ADDITIONAL CLEARING TO SUSTAIN TOWN'S PRE-AIRPORT CLEARING DEVELOPMENT POTENTIAL ON PARCEL	=	4.04 ACRES
9. TOTAL CLEARING	=	9.47 ACRES
10. TOTAL REFORESTATION (MITIGATION) REQUIRED FOR BOTH CLEARING ACTIVITIES	=	5.29 ACRES
11. FOREST PROTECTION AREA REQUIRED	=	10.88 AC.*

*A FORMAL EASEMENT WILL NOT BE RECORDED FOR THESE AREAS SINCE THE PROTECTION AREAS LIE ON TOWN PROPERTY; HOWEVER THEIR PROTECTION AND EFFECT BIND THE PROPERTY TO THE SAME FOREST PROTECTION REQUIREMENT.

TREE REMOVAL REQUIREMENTS

TREE REMOVAL ON THIS PROPERTY SHALL BE SELECTIVE AND IN ACCORDANCE WITH THE CONDITIONS OF NON-TIDAL WETLAND PERMIT 09-NI-2068/200961402 EFFECTIVE DECEMBER 7, 2012 OR AS MAY BE EXTENDED. THESE CONDITIONS PROVIDE THAT OF THE 517 TREES OBSERVING THE OBSTRUCTION REMOVAL AREA THAT 359 TREES BE REMOVED, 58 TREES SHALL BE CROWNED AND RETAINED, AND 102 TREES BE PROTECTED AND RETAINED. ALL TREES IN THIS AREA HAVE BEEN MEASURED AND TAGGED FOR REMOVAL, CROWNING OR RETENTION AS DESCRIBED ABOVE. ALL TREES TO BE REMOVED SHALL BE FLUSH CUT TO THE GROUND WITH STUMPS LEFT IN PLACE. NO SOIL DISTURBANCE, GRADING, OR GRUBBING SHALL OCCUR. ALL LOGS RESULTING FROM THE TREE REMOVAL SHALL BE REMOVED FROM THE PROPERTY.

CHIPPING OR GRINDING OF BRANCHES AND TREE DEBRIS IS PERMITTED; CHIPS SHALL BE SPREAD ACROSS THE CLEARED AREA TO A DEPTH NO GREATER THAN THREE (3") INCHES, OR HAULED OFF-SITE BY THE CONTRACTOR. ACCESS TO THIS CLEARING AREA SHALL BE TAKEN FROM AIRPORT ROAD ALONG THE WESTERN BOUNDARY OF THE AIRPORT FENCE. ALL PAVING SHALL BE CLEARED AND CLEANED OF DEBRIS WITH ANY PAVING DAMAGE REPAIRED UPON COMPLETION OF CLEARING WORK.

REFORESTATION MITIGATION

THE TOTAL FOREST CLEARING RESULT IN A REQUIREMENT OF 9.47 ACRES OF REFORESTATION MITIGATION. THE TOWN OF EASTON FOREST CONSERVATION ORDINANCE, ARTICLE IX OUTLINES A PREFERRED SEQUENCE FOR REFORESTATION CONSIDERATION LISTED BELOW. MOST OF THESE OPTIONS ARE IMPOSSIBLE IF NOT PRACTICALLY SO, AND NONE RESULT IN THE BEST USE OF REFORESTATION RESOURCES FOR THE TOWN OF EASTON AS DETAILED IN THE RESPONSES BELOW:

- (1) SELECTIVE CLEARING AND SUPPLEMENTAL PLANTING ON SITE; RESPONSE- THE PURPOSE OF THIS CLEARING IS TO MEET CURRENT FEDERAL AVIATION ADMINISTRATION (FAA) REQUIREMENTS OUTLINED IN 14 CFR PART 77, SAFE, EFFICIENT USE, AND PRESERVATION OF THE NAVIGABLE AIRSPACE, AND FAA ADVISORY CIRCULAR 150/5300-13A, AIRPORT DESIGN. THE REMOVAL IS REQUIRED IN ORDER TO PROTECT PUBLIC SAFETY AND PRESERVE THE EXISTING PUBLISHED ARRIVAL AND DEPARTURE PROCEDURES FOR RUNWAY 4-22. THE ALSO INTENDS TO MAXIMIZE USE OF THE REMAINING NON-FORESTED LAND AREA FOR FUTURE INDUSTRIAL DEVELOPMENT. WHILE THERE ARE SMALL STRIPS OF 100' NON-TIDAL WETLAND BUFFER NOT TOTALLY FORESTED THAT COULD BE REFORESTED, WE BELIEVE THE EFFORT REQUIRED TO HAVE THESE PLANTINGS SURVIVE SUGGESTS THIS PLANTING RESOURCE SHOULD BE USED ELSEWHERE IN THE TOWN OF EASTON, OR PERHAPS A COUNTY PARK SITE.
- (2) ONSITE AFFORESTATION OR REFORESTATION, IF ECONOMICALLY FEASIBLE, USING TRANSPLANTED OR NURSERY STOCK THAT IS GREATER THAN 1.5 INCHES DIAMETER MEASURED AT 4.5 FEET ABOVE THE GROUND; RESPONSE- GENERALLY, FOREST ESTABLISHMENT THIS CLOSE TO THE AIRPORT CREATES SAFETY HAZARDS AS SUMMARIZED ABOVE.
- (3) ONSITE AFFORESTATION OR REFORESTATION, USING WHIP AND SEEDLING STOCK; RESPONSE- GENERALLY, FOREST ESTABLISHMENT THIS CLOSE TO THE AIRPORT CREATES SAFETY HAZARDS AS SUMMARIZED ABOVE.
- (4) LANDSCAPING OF AREAS UNDER AN APPROVED LANDSCAPING PLAN WHICH ESTABLISHES A FOREST THAT IS AT LEAST 35 FEET WIDE AND COVERING 2,500 SQUARE FEET OR MORE OF AREA; RESPONSE- GENERALLY, LANDSCAPE AREA ESTABLISHMENT THIS CLOSE TO THE AIRPORT CREATES SAFETY HAZARDS AS SUMMARIZED ABOVE.
- (5) OFFSITE AFFORESTATION OR REFORESTATION, USING TRANSPLANTED OR NURSERY STOCK THAT IS GREATER THAN 1.5 INCHES DIAMETER MEASURED AT 4.5 FEET ABOVE THE GROUND; RESPONSE- AIRPORT PROPOSES OFF-SITE, URBAN FORESTRY (STREET OR PARK TREES TO BE INSTALLED UTILIZING A FEE-IN-LIEU PROPOSED BELOW.
- (6) OFFSITE AFFORESTATION OR REFORESTATION, USING WHIP AND SEEDLING STOCK; RESPONSE- BETTER OPTIONS ARE AVAILABLE
- (7) NATURAL REGENERATION ON SITE; RESPONSE- THE PROVISIONS OF 14 CFR PART 77.19, CIVIL AIRPORT IMAGINARY SURFACES, AND FAA ADVISORY CIRCULAR 150/5300-13A, AIRPORT DESIGN, TOGETHER WITH FEDERAL GRANT OBLIGATIONS NOTED BELOW, REQUIRE TALBOT COUNTY, AS AIRPORT OWNER, TO REMOVE, RELOCATE OR LOWER OBJECTS TO PRECLUDE THEIR PENETRATION OF THE PRIMARY SURFACE, APPROACH SURFACE, AND ASSOCIATED 7:1 TRANSITIONAL SURFACE. UNLESS AN OBJECT IS FIXED BY FUNCTION (E.G., A NAVIGATIONAL AID) AND/OR THE OBJECT IS DESIGNATED TO BE IMPRACTICAL TO REMOVE, RELOCATE OR LOWER, IN ACCEPTING FAA AIRPORT IMPROVEMENT PROGRAM FUNDS FOR THE AIRPORT, THE COUNTY HAS ASSURED THE FAA IN GRANT ASSURANCE 20, HAZARD REMOVAL AND MITIGATION, THAT THE COUNTY WILL TAKE APPROPRIATE ACTION TO ASSURE THAT THE AIRSPACE REQUIRED TO PROTECT OPERATIONS TO THE AIRPORT WILL BE ADEQUATELY CLEARED AND PROTECTED.
- (8) NATURAL REGENERATION OFFSITE. RESPONSE- BETTER OPTIONS ARE AVAILABLE.

ARTICLE X OF THE TOWN OF EASTON FOREST CONSERVATION ORDINANCE PROVIDES AN OPTION FOR PAYMENT INSTEAD OF AFFORESTATION AND REFORESTATION INTO THE TOWN'S FOREST CONSERVATION ACCOUNT. WITH RESPECT TO THIS APPLICATION, THE AIRPORT PROPOSES TO PAY A FEE-IN-LIEU IN THE AMOUNT OF \$0.10/SQ. FT. OR \$23,043.00 TO SATISFY THE 5.29 ACRES OF REFORESTATION REQUIRED FOR THE PROPOSED OBSTRUCTION TREE/FOREST REMOVAL. RATHER THAN PLANT TREES NEAR THE AIRPORT WHERE THEY FOSTER, IF NOT DIRECTLY CREATE, SAFETY CONCERNS, THE FEE-IN-LIEU MONIES CAN BE USED BY THE TOWN TO IMPLEMENT PORTIONS OF THEIR URBAN FORESTRY, STREET TREE AND PUBLIC PARK VEGETATION ENHANCEMENT PROJECTS.

LONG-TERM PROTECTION

A FOREST PROTECTION AREA EQUALING THE BREAK-EVEN POINT OF 14.11 ACRES IS PROPOSED UNDER THE FCP. A FORMAL EASEMENT WILL NOT BE RECORDED FOR THESE AREAS SINCE THE PROTECTION AREAS LIE ON TOWN PROPERTY; HOWEVER THEIR PROTECTION AND EFFECT BIND THE PROPERTY TO THE SAME FOREST PROTECTION REQUIREMENT. THIS AREA SHALL BE MARKED WITH PROTECTIVE SIGNAGE AS SHOWN HEREON PRIOR TO COMPLETION OF THE CLEARING WORK DESCRIBED HEREON. THE PROPERTY OWNER MAY CLEAR TREES ON-SITE AND OUTSIDE THIS FOREST PROTECTION AREA NOT OTHERWISE CLEARED BY THE AIRPORT FOR DEVELOPMENT ACTIVITIES WITH NO FURTHER FOREST CONSERVATION COMPLIANCE REQUIRED AND WITH NO ADDITIONAL AFFORESTATION/REFORESTATION MITIGATION REQUIREMENT.

THE FOREST PROTECTION STANDARDS OF THE FOREST PROTECTION AREA SHALL RUN WITH AND BIND THE LAND AND SHALL BE REFLECTED IN ALL FUTURE PROPERTY TRANSFER DEEDS, OR AT SUCH A TIME AS THE TOWN SUBDIVIDES AND TRANSFERS LAND TO OTHER ENTITIES, THEN A FOREST CONSERVATION EASEMENT SHALL BE RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND THAT SHALL ALSO RUN WITH AND BIND THE LAND AND SHALL BE REFLECTED IN ALL FUTURE PROPERTY TRANSFER DEEDS.

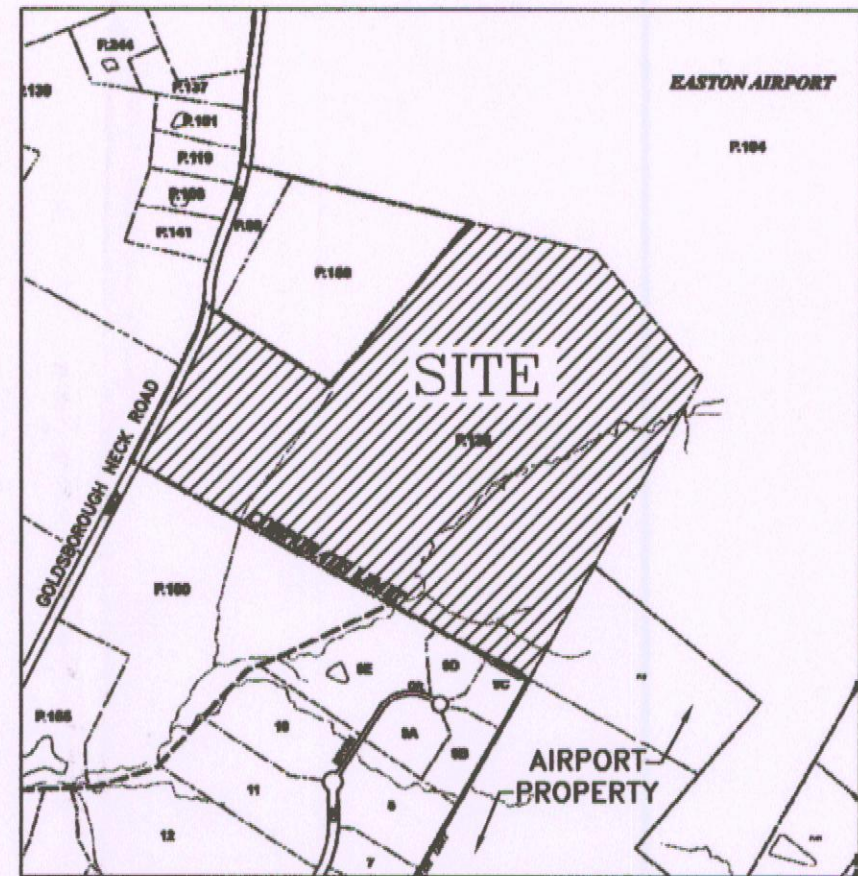
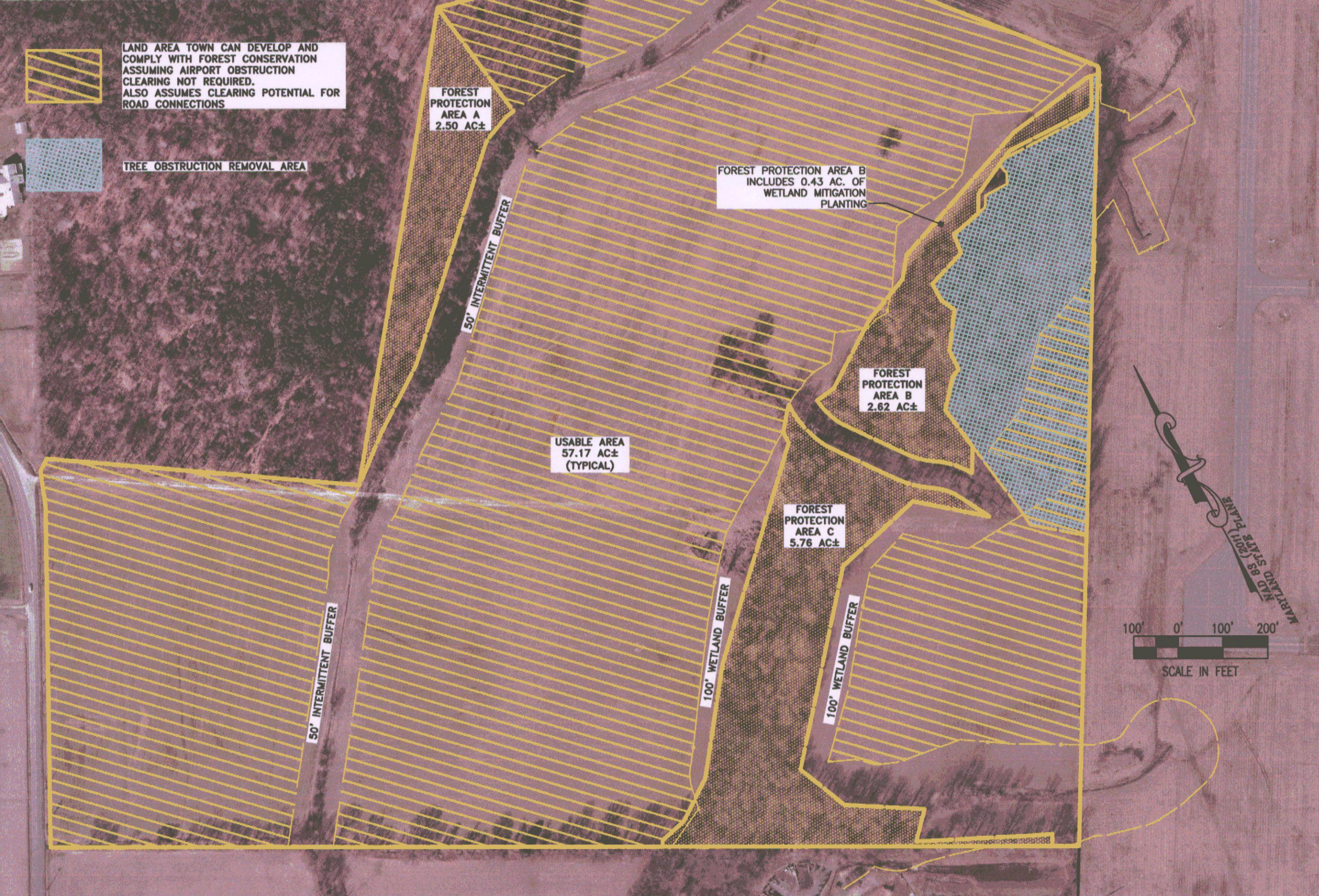
MISTLETOE HALL PRE-AIRPORT
CLEARING MAXIMUM DEVELOPMENT
POTENTIAL EXHIBIT

SCALE: 1" = 200'



MISTLETOE HALL
FOREST CONSERVATION
PLAN EXHIBIT

SCALE: 1" = 200'



LOCATION & KEY MAP

SCALE: 1" = 1000'

500' 0' 500' 1000'

SCALE IN FEET

Forest Conservation Worksheet 2.2

Mistletoe Hall

Net Tract Area

A. Total Tract Area
B. Deductions
C. Net Tract Area

A = 83.67
B = 0.00
C = 83.67

Land Use Category

Input the number "1" under the appropriate land use zoning, and limit to only one entry

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	1

D. Afforestation Threshold (Net Tract Area x 15%)
E. Conservation Threshold (Net Tract Area x 15%)

D = 12.55
E = 12.55

Existing Forest Cover

F. Existing Forest Cover within the Net Tract Area

F = 20.35

G. Area of Forest Above Conservation Threshold

G = 7.80

Break Even Point

H. Break Even Point
I. Forest Clearing Permitted Without Mitigation

H = 14.11
I = 6.24

Proposed Forest Clearing

J. Total Area of Forest to be Cleared
K. Total Area of Forest to be Retained

J = 9.47
K = 10.88

Planting Requirements

L. Reforestation for Clearing Above the Conservation Threshold
M. Reforestation for Clearing Below the Conservation Threshold

L = 1.95
M = 3.34

N. Credit for Retention above the Conservation Threshold

N = 0.00

P. Total Reforestation Required

P = 5.29

Q. Total Afforestation Required

Q = 0.00

R. Total Planting Requirement

R = 5.29

Lane Engineering, LLC

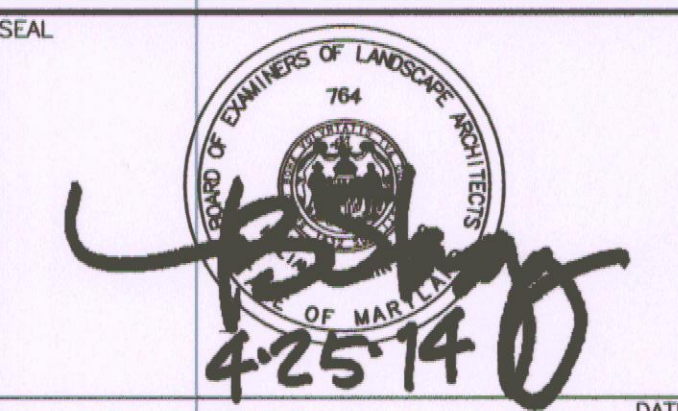
Established 1986

Civil Engineers • Land Planning • Land Surveyors



E-mail: mail@laneeng.com
17 Bay St., Easton, MD 21601 (410) 822-8003
15 Washington St., Centreville, MD 21613 (410) 221-0818
354 Pennsylvania Ave., Centreville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED AND DATED HERE:



FOREST
CONSERVATION PLAN

ON THE LANDS OF
TOWN OF EASTON

'MISTLETOE HALL'

IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 25 GRID 16 PARCEL 138

ISSUED FOR: TOWN REVIEW DATE: 4/25/14 BY: WBS

SHEET No. 1 OF 2 DATE: 4/25/14

SCALE: AS NOTED JOB No. 140026 FILE No. 9843